

File #

10-G-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION

Name: Aaron Searcy

Street Address: 1535 Woodbine Ave

City, State, Zip: Knoxville, TN 37917

Phone Number: 865. 207.8065

Email: taontoeearth@gmail.com

APPLICANT IS:

Owner ☒Contractor ☐Tenant ☐Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☒Modification of Existing Structure ☐Off Street Parking ☐Signage ☐Other: ☐

THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ Map Interpretation

PROPERTY INFORMATION

Street Address : 1535 Woodbine Ave

City, State, Zip: Knoxville TN 37917

See KGIS.org for Parcel #: 082PE013

and Zoning District: RN-2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

1) **Reduce minimum rear setback along northern property line from 10'-0" required to 3'-3.5" provided** (Existing garage structure is currently at 0'-6.5" off rear property line therefore we're proposing a 2'-9" improvement from existing conditions (see details on Page 4 drawing SO1).

2) **Increase maximum allowable lot coverage from 30% to 35.38%** (Existing garage and house coverage currently totals 38.75% therefore we're proposing an improvement of 3.37%) (as FYI- Lot coverage calculations include uncovered 156 SF rear deck on house)

Describe hardship conditions that apply to this variance.

1) The back yard space is limited by the minimum allowable lot width of 50'-0". This lends cause to preserving the depth for a usable back yard for the dwellings and maintaining visual continuity with neighboring structures. Meeting the 10'-0" rear setback requirement would compress the back yard depth to only 15'-8.5". This proposal compresses that area to a depth of 21'-6" (as shown on Page 4 drawing SO1).

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APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

DATE

6.21.2020 Revised 10.1.2020

File #

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

*****OFFICE USE ONLY*****

Is a plat required? Yes ☒ No ☐Small Lot of record? ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Decrease the minimum rear setback from 10 feet to 3 feet 3.5 inches for construction of an accessory dwelling unit in a RN-2 district (Article 10.3.B.7).
2. Increase the maximum building coverage from 30% to 35% on a lot in a RN-2 district (Article 4.3.A, Table 4-1).

REVISED 10/2/2020

PROJECT INFORMATION

Date Filed 9-21-2020

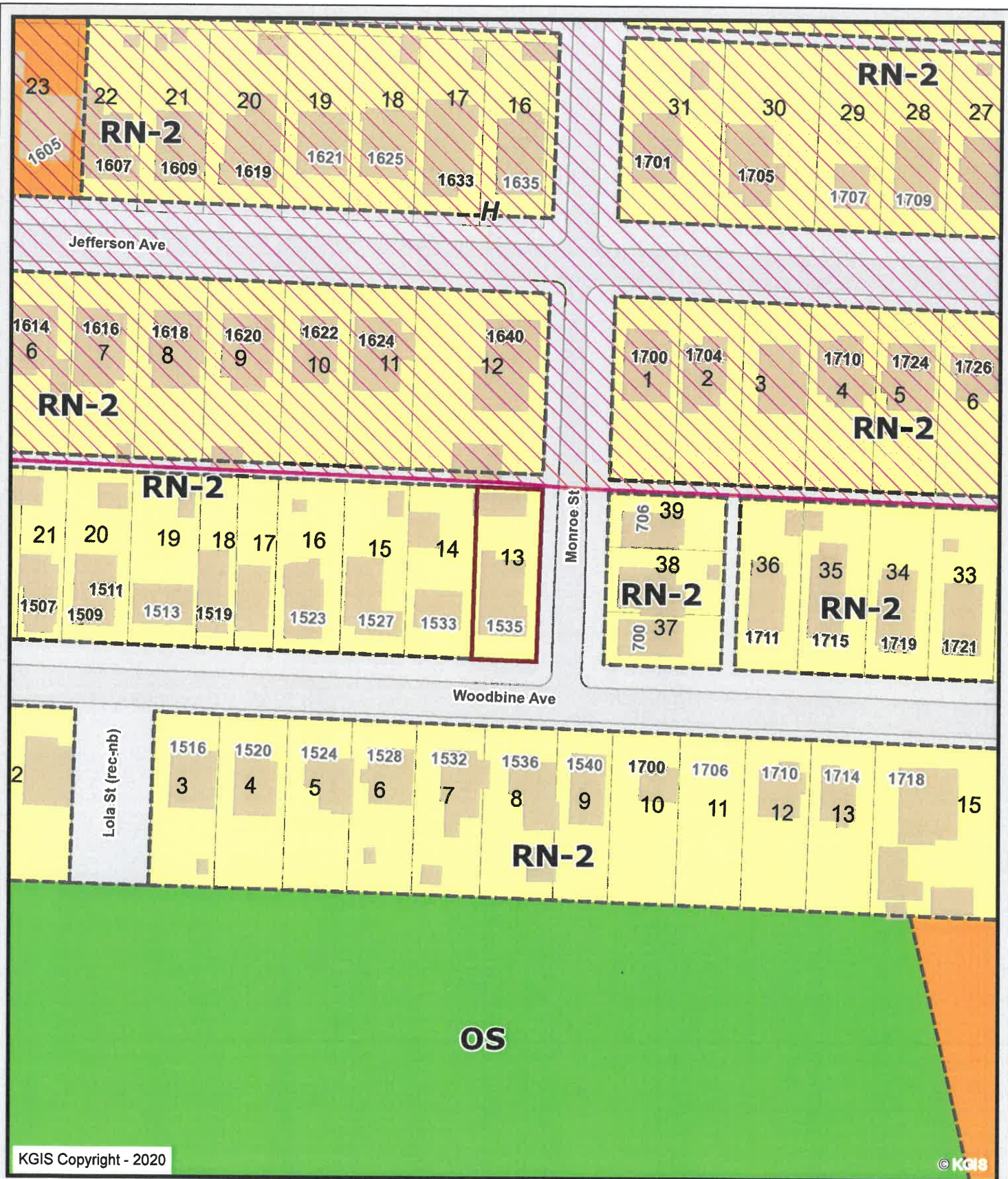
Fee Amount \$250

Council District 6

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-22-2020



1535 Woodbine Ave.

10-G-20-VA

Aaron Searcy

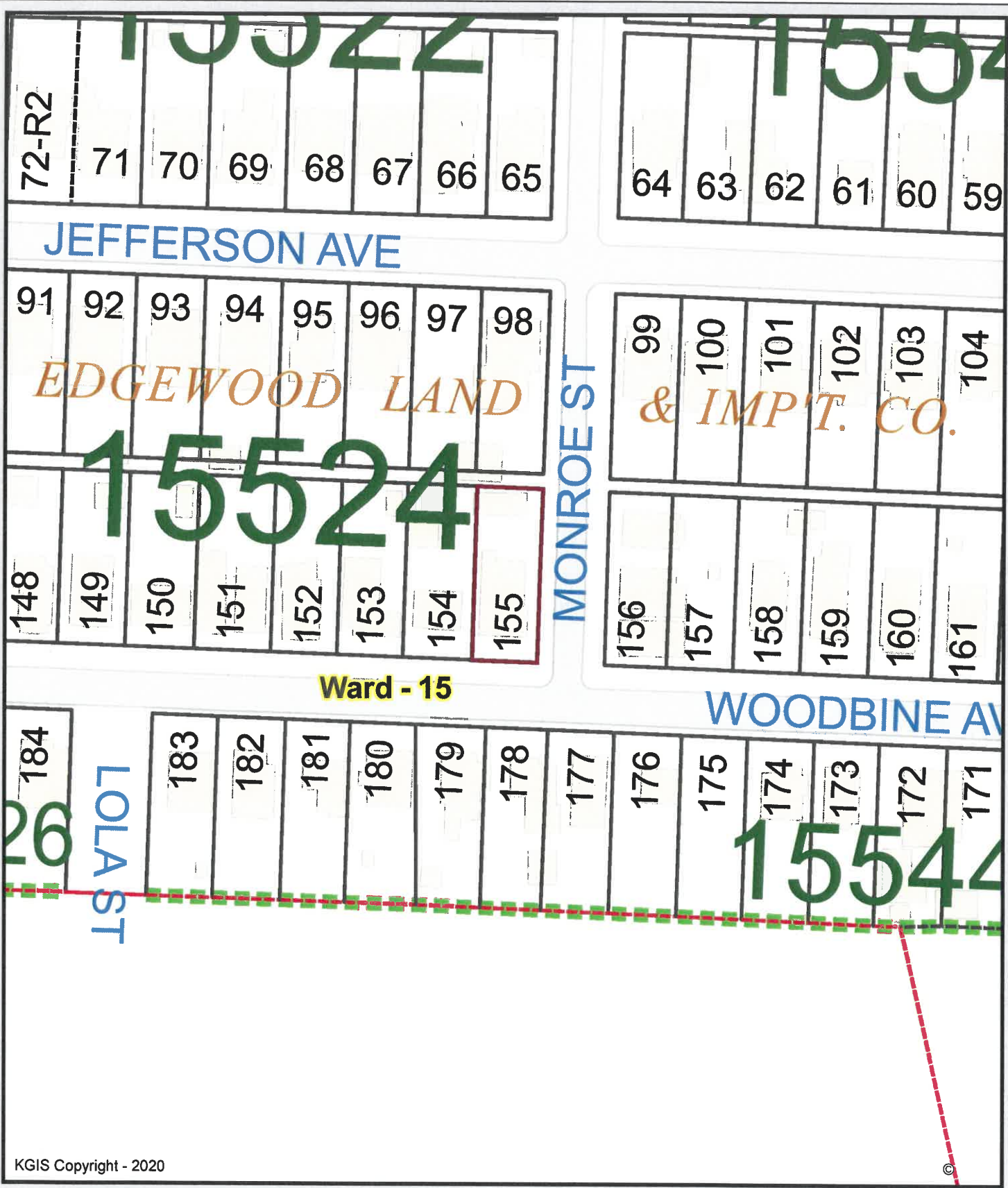
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1535 Woodbine Ave.

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Aaron Searcy

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1535 Woodbine Ave.

10-G-20-VA

Aaron Searcy

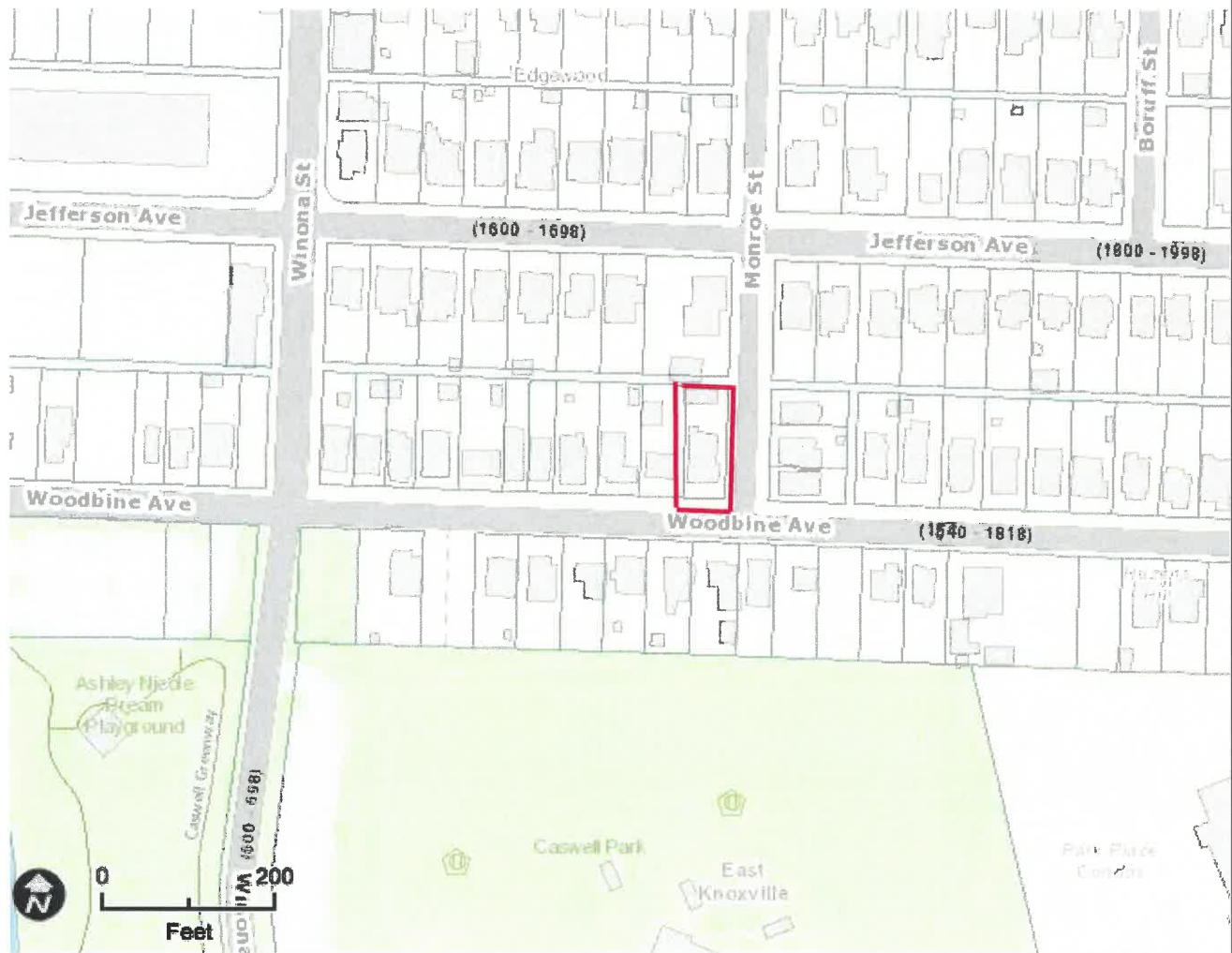
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Property Location

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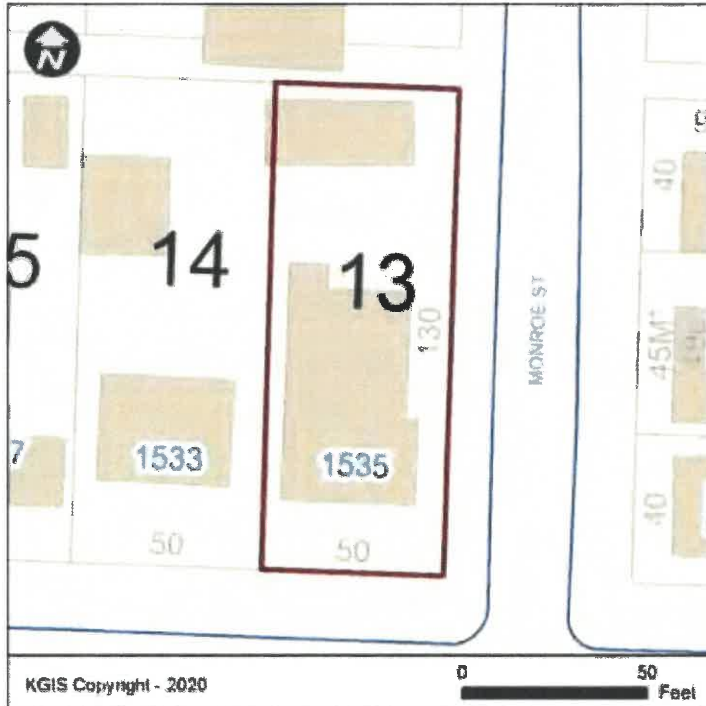
Neighborhood Map

Property of Variance Request

1535 Woodbine Ave Knoxville, TN 37917

Page 1

1535 WOODBINE AVE - Property Map and Details Report



Property Information

Parcel ID: 082PE013
 Location Address: 1535 WOODBINE AVE
 CLT Map: 82
 Insert: P
 Group: E
 Condo Letter:
 Parcel: 13
 Parcel Type: NORMAL
 District:
 Ward: 15
 City Block: 15524
 Subdivision: EDGEWOOD
 COMPANYS 2ND
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 4 - 30
 Recorded Deed: 20160706 - 0001181
 Deed Type: Deed:Full Coven
 Deed Date: 7/6/2016

Address Information

Site Address: 1535 WOODBINE AVE
 KNOXVILLE - 37917
 Address Type: DWELLING, SINGLE-FAMILY

Owner Information

SEARCY AARON J
 1535 WOODBINE AVE
 KNOXVILLE, TN 37917

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Property Details

Property of Variance Request

1535 Woodbine Ave Knox, TN 37917

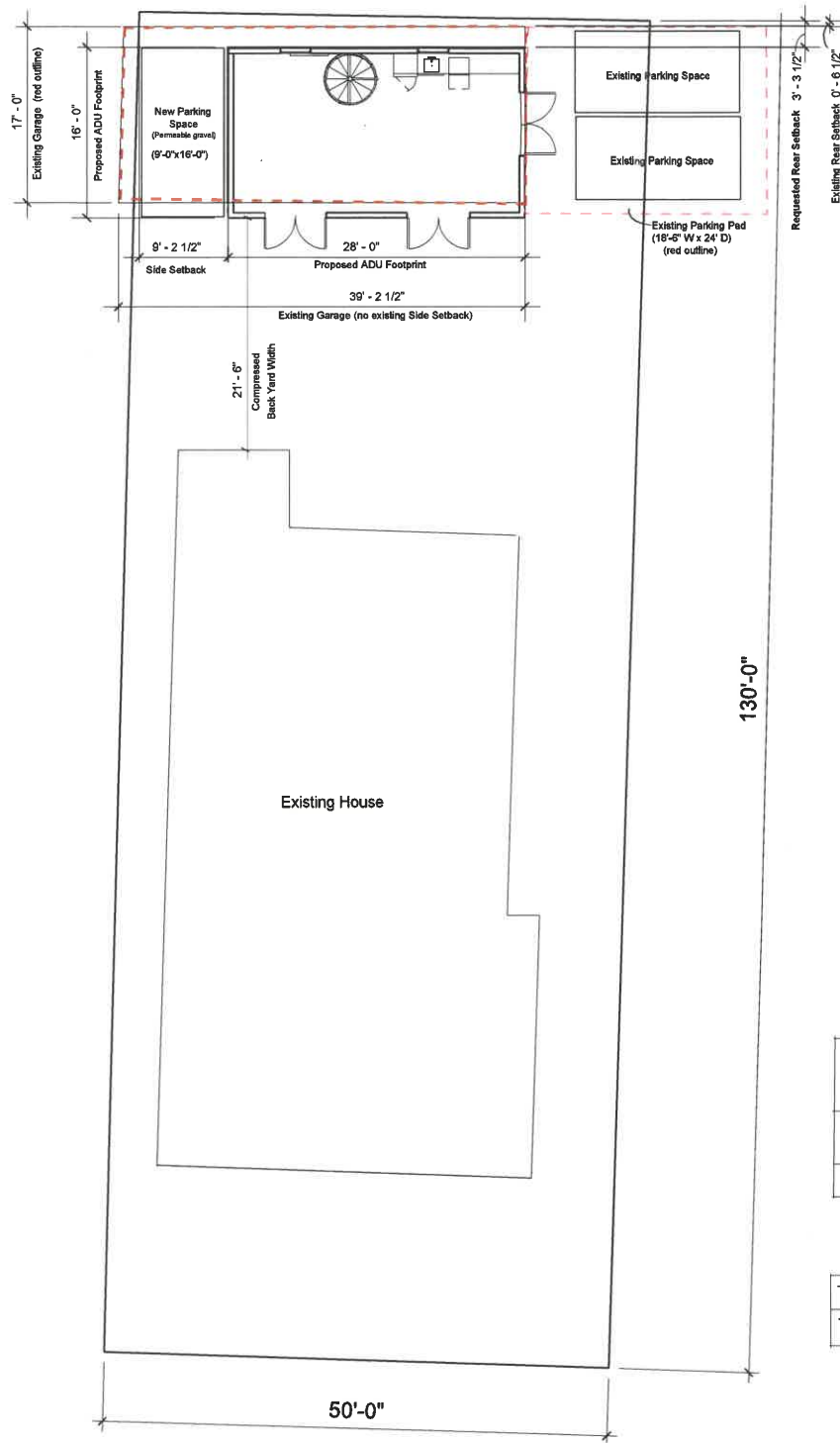
Page 2



Map Data Captured 2020

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Property View		Property of Variance Request	
		1535 Woodbine Ave Knox, TN 37917	Page 3

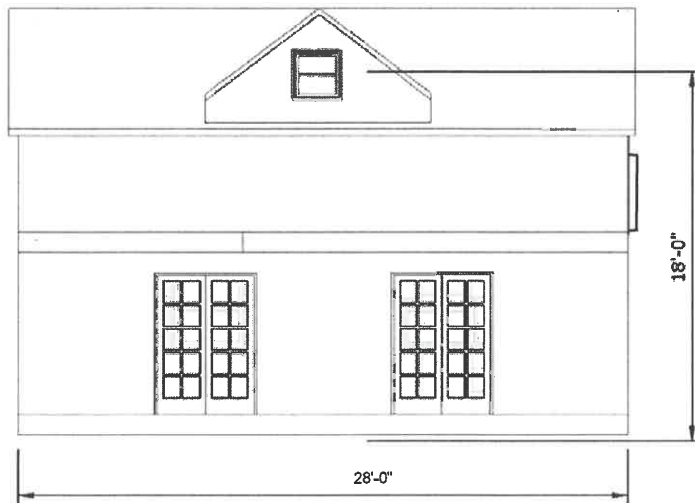


Zoned RN-2/H-1
Total Lot SF = 6,500 SF
Existing House Coverage = 1,852 SF
Existing Garage Coverage = 667 SF
Total Existing Lot Coverage = 2,519 SF (38.75%)

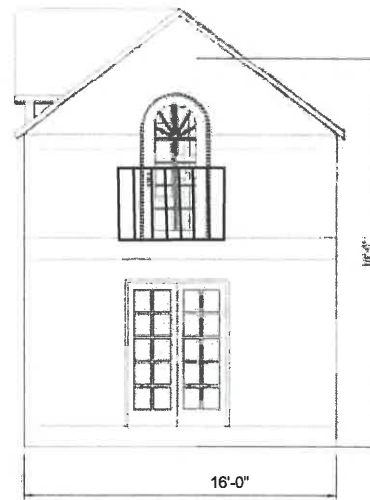
Total Proposed ADU Coverage = 448 SF
Total Proposed Lot Coverage = 2,300 SF (35.38%)

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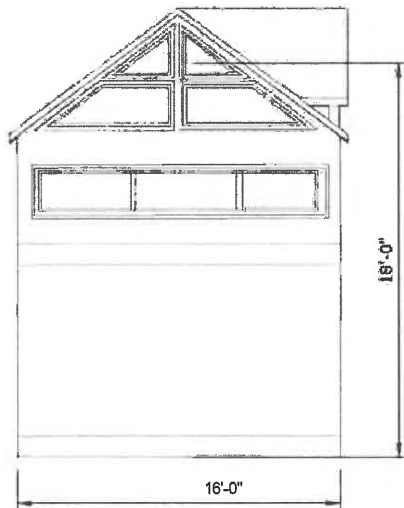
Site Plan	1535 Woodbine Ave Knoxville TN 37917	S01
		Page 4



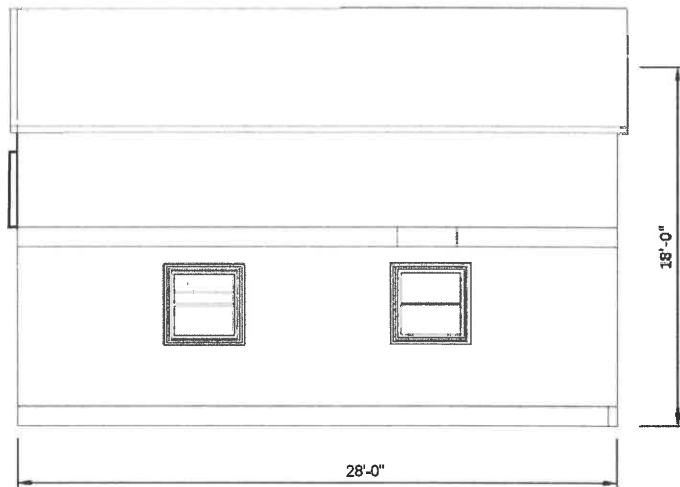
ADU South Elevation Concept



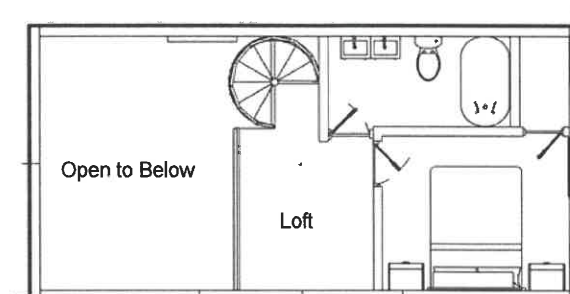
ADU East Elevation Concept



ADU West Elevation Concept



ADU West Elevation Concept



2nd Level Floorplan

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Sheet Notes:
Exterior Materials to match existing house style and
colors to maintain visual continuity with neighborhood

ADU Design Concept

Parkridge Neighborhood

Property of Variance Request
1535 Woodbine Ave Knox, TN 37917

A01

Page 5



1A_ Garage at northern alley



1B_ Garage at northern property line with view of house



1C_View of current parking w/cars

1D_View of current garage, yard and house at northern rear property line



2A_View of current garage at western side property line



2B_View of current garage at western side property line

Images of Existing Conditions

Property of Variance Request

1535 Woodbine Ave Knox, TN 37917

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Existing two story structures in the Parkridge neighborhood with similar conditions as proposed setback request to show research of existing nearby examples



Neighborhood Study	Parkridge Neighborhood	Property of Variance Request 1535 Woodbine Ave Knox, TN 37917	Page 7
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